

SELLER'S REPORT

# 16 Watson Dr, Carlisle, PA 17015



Presented by  
**Phillip Hayslett**  
REALTOR®

Work: (717) 440-4421

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# 16 Watson Dr, Carlisle, PA 17015



Legend: 🏠 Subject Property

**OFF MARKET**

- Sold Date: 3/1/2005
- Public Record

## Current Estimated Value

**\$282,030**

Last RVM® Update: 2/13/2018

RVM® Est. Range: \$256,648 – \$307,412

RVM® Confidence: ★★★★★

↓ RVM® Change - Last 1 Month: -\$1,310

↑ RVM® Change - Last 12 Months: 5.01%

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# Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	-	-
Property Subtype	Single Family	-	-
Bedrooms	3	-	-
Total Baths	3	-	-
Full Baths	2	-	-
Partial Baths	1	-	-
Living Area (sq ft)	2,160	-	-
Lot Size	1.54 acres	-	-
Lot Dimensions	1.54 AC	-	-
Year Built	2005	-	-
Total Rooms	8	-	-
Heating	Forced air unit	-	-
Cooling	Yes	-	-
Exterior Walls	Siding (Alum/Vinyl)	-	-
Number of Stories	2	-	-

## Homeowner Facts

Owner Name (Public)	Bier, Daniel E & Stephanie M
Mailing Address	16 Watson Dr Carlisle PA 17015-7434
Owner Occupied	Yes



## Extended Home Facts



Legend: Subject Property

### Interior Details

Heating Fuel Type Propane

### Exterior Details

Lot Size - Square Feet	67082 sq ft
Lot Size - Acres	1.540 ac
Water	Well

### Location Details

Walkability Score (out of 5) Overall: 3.1 | Amenity: 3.1 | Leisure: 3.5

### Schools (based on location)

High School	Big Spring High School
School District	Big Spring School District



## Property History

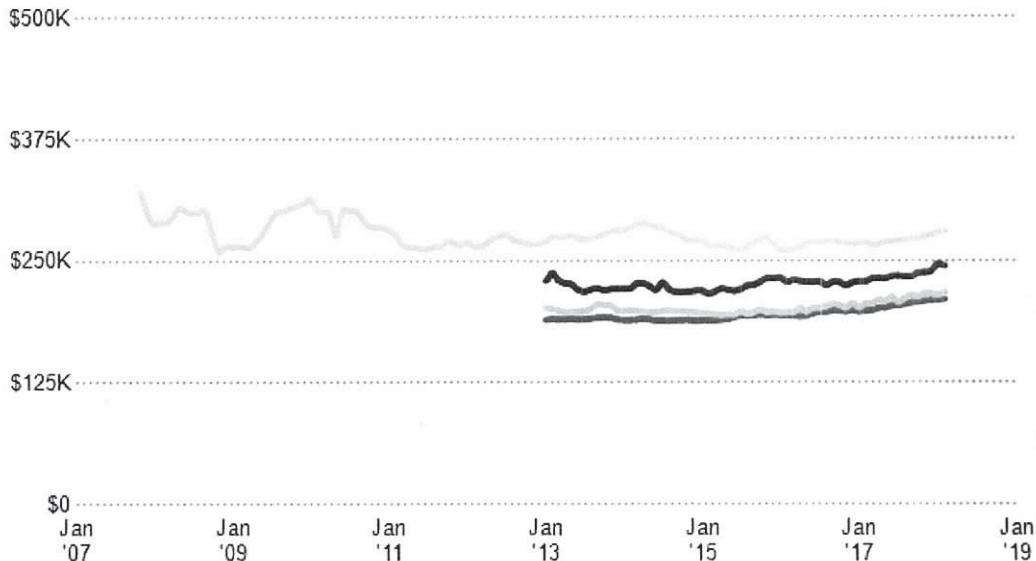
### Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 17015
- Cumberland County
- Pennsylvania



### Sales History

Sales Date	Sales Amount	Price per sq. ft.
3/1/2005	\$32,000	\$15

### Assessed Values

Date	Improvements	Land	Total	Tax
2017	\$218,900	\$49,900	\$268,800	—
2016	\$218,900	\$49,900	\$268,800	—
2014	\$218,900	\$49,900	\$268,800	—
2013	\$218,900	\$49,900	\$268,800	—
2012	\$218,900	\$49,900	\$268,800	—
2010	\$210,240	\$36,410	\$246,650	—
2009	\$210,240	\$36,410	\$246,650	—
2008	\$210,240	\$36,410	\$246,650	—
2007	\$210,240	\$36,410	\$246,650	—

### Legal Description

APN: 46-08-0587-123    Tax ID: —    Zoning: —    Census Tract: 420410128.002065

Abbreviated Description: DIST:46 CITY/MUNI/TWP:WEST PENNSBORO TWP CROSSROAD SCHOOL ROAD ESTATES LOT 12 PH III PB 82 PG 77 MAP REF:MAP 0587  
City/Municipality/Township: Carlisle, PA 17015

### Deed Records

Recording Date	3/1/2005
Document Type	Warranty Deed
Sales Price	\$32,000
Sales Price Code	Full amount stated on Document.
Buyer Name	DANIEL E BICK
Seller Name	JOSEPH K WARNER
Book #	267
Page #	3745
Contract Date	2/22/2005

**Market Activity:**  
**Active**

Photo not available

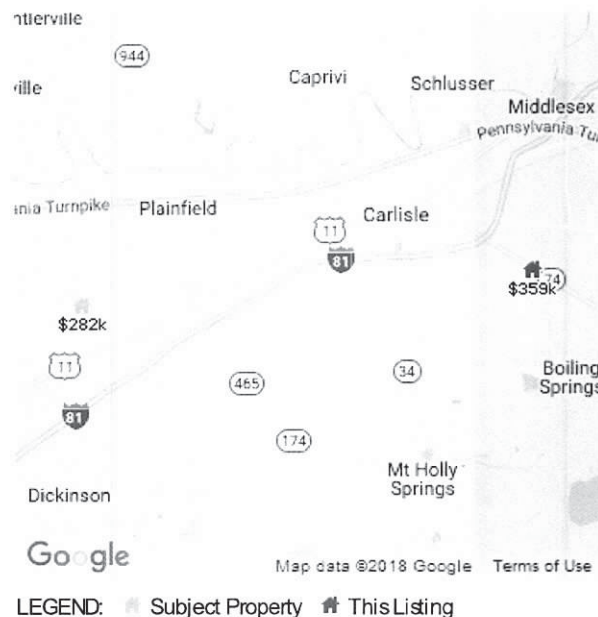


<b>Address</b>	16 Watson Dr Carlisle, PA 17015	8 Derbyshire Dr Carlisle, PA 17015	1180 Creek Rd Carlisle, PA 17015	35 Ladnor Ln Carlisle, PA 17015	8 Cedar Ct W Carlisle, PA 17015
<b>Status</b>	Subject Property	For Sale	For Sale	For Sale	For Sale
<b>Amount</b>	\$282,030 Est. Value	\$359,000 List Price	\$339,000 List Price	\$249,900 List Price	\$354,000 List Price
<b>Listing Date</b>	—	3/5/2018	3/3/2018	3/2/2018	3/1/2018
<b>Days in RPR</b>	—	1	3	4	5
<b>Price Per Sq. Ft.</b>	\$131	\$146	\$154	\$124	\$143
<b>Bedrooms</b>	3	4	3	3	4
<b>Total Baths</b>	3	3	3	1	3
<b>Partial Baths</b>	1	1	1	1	1
<b>Total Rooms</b>	8	9	6	6	9
<b>Living Area</b>	2,160	2,462	2,200	2,015	2,476
<b>Lot Size</b>	1.54 acres	0.32 acres	3.49 acres	1.15 acres	1.61 acres
<b>Year Built</b>	2005	1991	1780	1972	1988
<b>Living Area Range (low)</b>	—	—	—	—	—
<b>Living Area Range (high)</b>	—	—	—	—	—
<b>Property Type</b>	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
<b>Property Subtype</b>	Single Family	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
<b>MLS ID</b>	—	1000213336	1000227968	1000223966	1000220916
<b>Listing Broker</b>	—	Listing Courtesy of Berkshire Hathaway HomeServices HomeSale Realty	Listing Courtesy of Roger Fairbourn Real Estate	Listing Courtesy of Wolfe & Company REALTORS	Listing Courtesy of Howard Hanna Company- Carlisle
<b>Description</b>		Picture perfect 2-story home that backs up to mayapple golf course and walking distance to the club house. First floor boast formal living room, dining room w/ hardwood flooring, eat-in kitchen that has been remodeled w/ stainless steel appliances, granite countertops and sliding glass doors that leads to rear patio for superb entertaining. First floor family room w/ custom built-ins and gas fireplace, 1/2 bath and laundry room. Second floor has three spacious bedrooms, a full bath and a master suite with walk-in shower, separate office area off master suite. Basement is partially finished with recreation area and another office w/ walk-in d...	A place of peace - beauty - convenience. 1700's period stone farm house. Original construction with updates in the late 1890's and modern updates in 2013 as well. 3.5 acres of land including 300 lf of conodoguinet creek frontage. Fenced pasture, fruit trees and room for more. Convenient location away from the noise of the city and only 10-12 minutes to downtown Carlisle.	This well maintained south middleton ranch home has replacement windows and new laminate flooring throughout most of the home. Kitchen boasts newer cabinets and bar area open to family room with wood burning fireplace and wood beamed ceiling. From the garage there is access to the huge laundry/mud room area with double utility sinks, built in cabinets and rear yard access. Furnace only five years old and has three zones. Full basement, partially finished with 2nd wood burning fireplace and more built-ins. Unfinished side is the perfect workshop. This home has an abundance of storage, lots of living space and a large 1+ acre yard for your out...	Warm & inviting ~ this beautiful home in the cedar court community is awaiting you! 1.61 acres at the end of the cul-de-sac for your enjoyment. Beautiful wood floors throughout the main level ~ kitchen/living room open to the screened in porch. Convenient laundry/mud room with exterior access. Enjoy the bright formal dining room & modern updated master bath. Additional areas in the basement for your home gym & game room. Lots of bonus storage space over the garage and in the full walk-up attic. Envision yourself living here!

Highlighted fields were changed by agent to reflect knowledge of this property.



# 8 Derbyshire Dr, Carlisle, PA 17015


**FOR SALE**

New, Active: 3/5/2018

**List Price**
**\$359,000**

List Date: 3/5/2018

Days in RPR: 1

**Current Estimated Value**
**\$352,760**

Last RVM® Update: 2/13/2018

RVM® Est. Range:

**\$321,012 – \$384,508**

RVM® Confidence:

★★★★★

↓ RVM® Change

Last 1 Month: **-\$2,280**

↑ RVM® Change

Last 12 Months: **5.23%**

Picture perfect 2-story home that backs up to Mayapple Golf Course and walking distance to the Club House. First floor boast formal living room, dining room w/hardwood flooring, eat-in kitchen that has been remodeled w/stainless steel appliances, granite countertops and sliding glass doors that lead...

**Home Facts**

Property Type

Property Subtype

Bedrooms

Total Baths

Full Baths

Partial Baths

Living Area (sq ft)

Lot Size

Lot Dimensions

Basement (sq ft)

Garage

Garage (spaces)

Year Built

Total Rooms

Heating

Cooling

Fireplaces

Basement

Construction

Exterior Walls

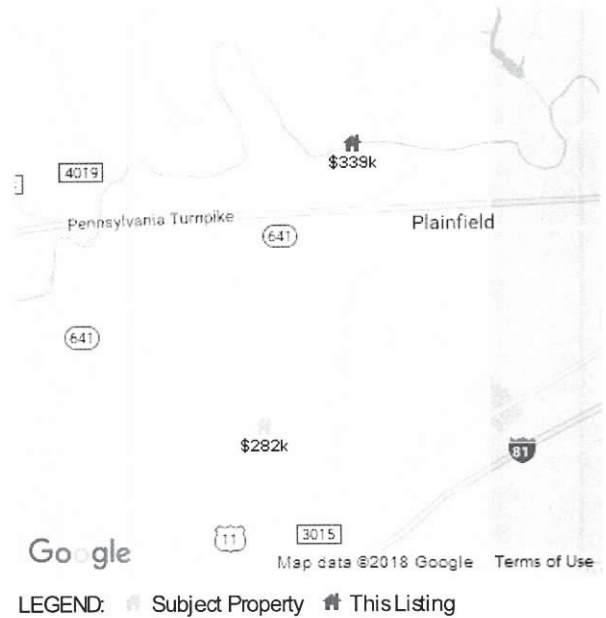
Number of Stories

**Public Facts**
**Single Family Residence**
**Single Family**
**4**
**3**
**2**
**1**
**2,462**
**0.32 acres**
**13939 SF**
**-**
**-**
**-**
**1991**
**9**
**Forced air unit**
**Yes**
**1**
**-**
**-**
**Siding (Alum/Vinyl)**
**2**
**Listing Facts**
**Single Family Residence**
**Single Family Residence**
**4**
**3**
**2**
**1**
**2,462**
**0.32 acres**
**-**
**699**
**Yes**
**2**
**1991**
**Heat Pump**
**Central Air Conditioning**
**1**
**Partially Finished**
**Vinyl Siding**
**-**
**3**

Listing Courtesy of Berkshire Hathaway HomeServices Homesale Realty



# 1180 Creek Rd, Carlisle, PA 17015



**FOR SALE**  
New, Active: 3/3/2018

List Price  
**\$339,000**

List Date: 3/3/2018  
Days in RPR: 3

Current Estimated Value  
**\$346,580**

Last RVM® Update: 2/13/2018

RVM® Est. Range:  
**\$325,786 – \$367,374**

RVM® Confidence:  
★★★★★

↓ RVM® Change  
Last 1 Month: **-\$20**

↓ RVM® Change  
Last 12 Months: **-5.52%**

A place of peace - beauty - convenience. 1700's period stone farm house. Original construction with updates in the late 1890's and modern updates in 2013 as well. 3.5 acres of land including 300 LF of Conodoguinet Creek frontage. Fenced pasture, fruit trees and room for more. Convenient location a...

## Home Facts

Property Type	Single Family Residence
Property Subtype	Single Family
Bedrooms	3
Total Baths	2
Full Baths	1
Partial Baths	1
Living Area (sq ft)	2,200
Lot Size	3.49 acres
Lot Dimensions	3.49 AC
Garage	—
Garage (spaces)	—
Year Built	1890
Total Rooms	6
Heating	Hot Water
Cooling	None
Fireplaces	1
Basement	—
Construction	—
Exterior Walls	Rock, Stone
Number of Stories	2

## Public Facts

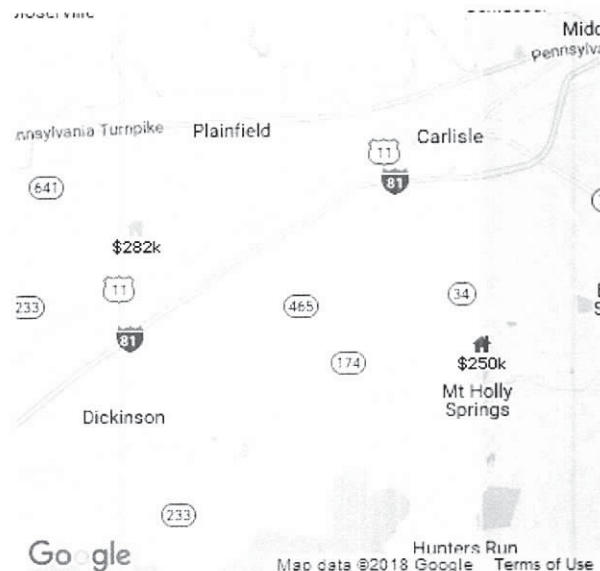
Property Type	Single Family Residence
Property Subtype	Single Family Residence
Bedrooms	3
Total Baths	3
Full Baths	2
Partial Baths	1
Living Area (sq ft)	—
Lot Size	3.49 acres
Lot Dimensions	—
Garage	Yes
Garage (spaces)	1
Year Built	1780
Total Rooms	—
Heating	Baseboard, Hot Water, Wood Burn Stove
Cooling	Ceiling Fans, Window Units
Fireplaces	1
Basement	Combination
Construction	Stone, Wood Siding
Exterior Walls	—
Number of Stories	4

## Listing Facts

Property Type	Single Family Residence
Property Subtype	Single Family Residence
Bedrooms	3
Total Baths	3
Full Baths	2
Partial Baths	1
Living Area (sq ft)	—
Lot Size	3.49 acres
Lot Dimensions	—
Garage	Yes
Garage (spaces)	1
Year Built	1780
Total Rooms	—
Heating	Baseboard, Hot Water, Wood Burn Stove
Cooling	Ceiling Fans, Window Units
Fireplaces	1
Basement	Combination
Construction	Stone, Wood Siding
Exterior Walls	—
Number of Stories	4

Listing Courtesy of Roger Fairbourn Real Estate

# 35 Ladnor Ln, Carlisle, PA 17015



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LEGEND: ■ Subject Property ■ This Listing

**FOR SALE**

• New, Active: 3/2/2018

**List Price**
**\$249,900**

List Date: 3/2/2018

Days in RPR: 4

**Current Estimated Value**
**\$253,000**

Last AVM Update: 2/13/2018

AVM Est. Range:

**\$159,390 – \$346,610**

AVM Confidence:



↓ AVM Change

Last 1 Month: **-\$1,000**

↑ AVM Change

Last 12 Months: **7.2%**

This well maintained South Middleton ranch home has replacement windows and new laminate flooring throughout most of the home. Kitchen boasts newer cabinets and bar area open to family room with wood burning fireplace and wood beamed ceiling. From the garage there is access to the huge laundry/mud...

**Home Facts**

Property Type  
Property Subtype  
Bedrooms  
Total Baths  
Full Baths  
Partial Baths  
Living Area (sq ft)  
Lot Size  
Lot Dimensions  
Basement (sq ft)  
Garage  
Garage (spaces)  
Year Built  
Total Rooms  
Roofing  
Heating  
Cooling  
Fireplaces  
Basement  
Foundation  
Construction  
Exterior Walls  
Number of Stories

**Public Facts**

Single Family Residence  
Single Family  
3  
2  
1  
1  
2,015  
1.15 acres  
1.15 AC  
—  
—  
—  
1972  
6  
—  
Hot Water  
Yes  
2  
—  
—  
—  
Siding (Alum/Vinyl)  
1

**Listing Facts**

Single Family Residence  
Single Family Residence  
3  
1  
1  
—  
2,015  
1.15 acres  
—  
600  
Yes  
2  
1972  
—  
Shingle  
Hot Water  
Central Air Conditioning  
2  
Full  
Block  
Brick, Vinyl Siding  
—  
1

Listing Courtesy of Wolfe &amp; Company REALTORS



# 8 Cedar Ct W, Carlisle, PA 17015



LEGEND: Subject Property This Listing

**FOR SALE**

New, Active: 3/1/2018

**List Price**

**\$354,000**

List Date: 3/1/2018

Days in RPR: 5

**Current Estimated Value**

**\$357,950**

Last RVM® Update: 2/13/2018

RVM® Est. Range:

**\$325,735 – \$390,165**

RVM® Confidence:



↓ RVM® Change

Last 1 Month: **-\$2,420**

↑ RVM® Change

Last 12 Months: **29.55%**

Warm & inviting ~ this beautiful home in the Cedar Court community is awaiting you! 1.61 acres at the end of the cul-de-sac for your enjoyment. Beautiful wood floors throughout the main level ~ kitchen/living room open to the screened in porch. Convenient laundry/mud room with exterior access....

**Home Facts**

Property Type	Single Family Residence
Property Subtype	Single Family
Bedrooms	4
Total Baths	3
Full Baths	2
Partial Baths	1
Living Area (sq ft)	2,476
Lot Size	1.61 acres
Lot Dimensions	1.61 AC
Basement (sq ft)	—
Garage	—
Garage (spaces)	—
Year Built	1988
Total Rooms	9
Roofing	—
Heating	Forced air unit
Cooling	Yes
Fireplaces	1
Basement	—
Foundation	—
Construction	—
Exterior Walls	Siding (Alum/Vinyl)
Number of Stories	2

**Public Facts**
**Listing Facts**

Single Family Residence
Single Family Residence
4
3
2
1
2,476
1.61 acres
—
1,000
Yes
2
1988
—
Composite
Forced Air, Heat Pump
Central Air Conditioning, Heat Pump(S)
1
Full, Interior Access, Partially Finished, Outside Entrance
Block
Stick Built
—
4

Listing Courtesy of Howard Hanna Company-Carlisle



Market  
Activity:  
Pending

Photo not available



Address	16 Watson Dr Carlisle, PA 17015	4 Rockledge Ct Carlisle, PA 17015	36 W Yellowbreeches Rd Carlisle, PA 17015	127 Rex Dr Carlisle, PA 17015	6 Hawthorn Ct Carlisle, PA 17015
Status	Subject Property	Pending	Pending	Pending	Pending
Amount	\$282,030 Est. Value	\$275,000 List Price	\$185,000 List Price	\$12,000 List Price	\$464,900 List Price
Offer Amount	—	—	—	—	—
Listing Date	—	8/30/2017	3/2/2018	2/27/2018	11/17/2017
List/Offer Ratio	—	—	—	—	—
Days in RPR	—	188	4	7	109
Price Per Sq. Ft.	\$131	\$138	\$138	\$11	\$151
Bedrooms	3	4	3	3	6
Total Baths	3	3	1	2	4
Partial Baths	1	1	—	—	—
Total Rooms	8	8	5	6	8
Living Area	2,160	1,988	1,344	1,078	3,079
Lot Size	1.54 acres	0.31 acres	1 acre	—	1.44 acres
Year Built	2005	2005	1969	1991	2007
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence	Single Family Residence	Manufactured Home	Single Family Residence
MLS ID	—	1000799747	1000232220	1000161694	1000093012
Listing Broker	—	Listing Courtesy of Berkshire Hathaway HomeServices Homesale Realty	Listing Courtesy of Berkshire Hathaway HomeServices Homesale Realty	Listing Courtesy of Coldwell Banker Residential Brokerage- Camp Hill	Listing Courtesy of RIZMAX Realty Associates
Description		Immaculately kept and maintained 2 story located in a cul-de-sac in south middleton schools. Large eat-in kitchen with extra island seating open to the family rm. Formal dining room, 1st floor laundry, sliders to 40x16 deck, large yard, and shed. Master suite and 3 good size bedrooms upstairs. Great central location.			Stunning ranch style home situated on 1.4 acres in a quiet neighborhood in dickinson twp. Impeccably maintained home with quality detail throughout. High volume ceilings, double crown molding and warm lighting, spacious master suite, walk in ceramic tile shower, corner tub and walk in closet. Polished hardwood floors, huge cherry kitchen that leads to an oversized rear patio. Full finished lower level w/2 bedrooms, full ceramic tile bath that offers a heated floor. Exercise room and a large family room with custom built cherry wet bar. A perfect home to spend quality time or entertain on a large scale.

Highlighted fields were changed by agent to reflect knowledge of this property.

# 4 Rockledge Ct, Carlisle, PA 17015



LEGEND: ■ Subject Property 🏠 This Listing

**PENDING**

- Pending as of 3/6/2018

List Price

**\$275,000**

List Date: 8/30/2017

Days in RPR: 188

Last Price Update: 1/3/2018

Current Estimated Value

**\$289,520**

Last RVM® Update: 2/13/2018

RVM® Est. Range:

**\$275,044 – \$303,996**

RVM® Confidence:

★★★★★

↑ RVM® Change

Last 1 Month: **\$290**

↓ RVM® Change

Last 12 Months: **-2.57%**

Immaculately kept and maintained 2 story located in a cul-de-sac in South Middleton Schools. Large eat-in kitchen with extra island seating open to the family rm. Formal dining room, 1st floor laundry, sliders to 40x16 deck, large yard, and shed. Master suite and 3 good size bedrooms upstairs. G...

## Home Facts

## Public Facts

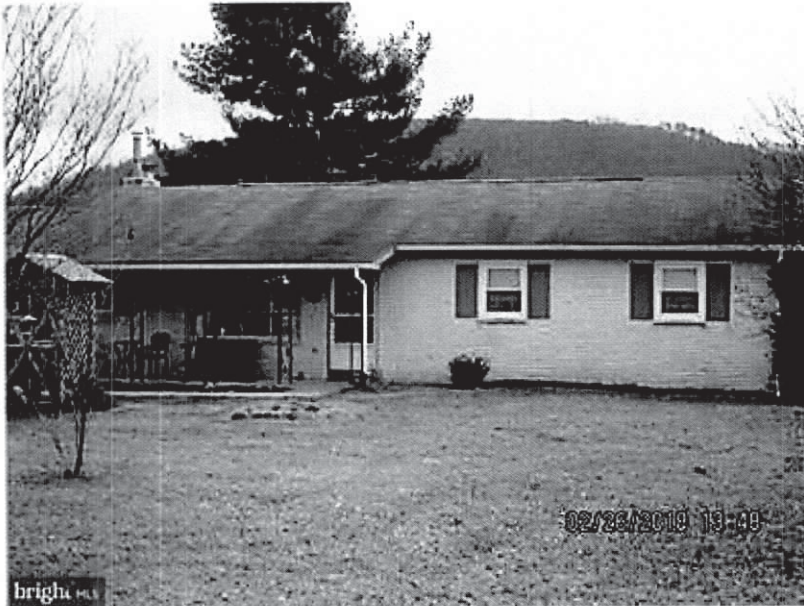
## Listing Facts

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence
Bedrooms	4	4
Total Baths	3	3
Full Baths	2	2
Partial Baths	1	1
Living Area (sq ft)	1,988	1,988
Lot Size	0.31 acres	0.31 acres
Lot Dimensions	13504 SF	-
Garage	-	Yes
Garage (spaces)	-	2
Year Built	2005	2005
Total Rooms	8	-
Roofing	-	Composite
Heating	Forced air unit	-
Cooling	Yes	Central Air Conditioning
Fireplaces	-	1
Basement	-	Poured Concrete, Interior Access, Partial, Unfinished
Foundation	-	Block
Construction	-	Stone, Vinyl Siding, Frame
Exterior Walls	Siding (Alum/Vinyl)	-
Number of Stories	2	5

Listing Courtesy of Berkshire Hathaway HomeServices Homesale Realty



# 36 W Yellowbreeches Rd, Carlisle, PA 17015


**PENDING**

\* Pending as of 3/5/2018

List Price

**\$185,000**

List Date: 3/2/2018

Days in RPR: 4

Current Estimated Value

**\$173,190**

Last RVM® Update: 2/13/2018

RVM® Est. Range:

**\$152,408 – \$193,972**

RVM® Confidence:



RVM® Change

Last 1 Month: **\$6,660**

RVM® Change

Last 12 Months: **18.76%**

## Home Facts

## Public Facts

## Listing Facts

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence
Bedrooms	3	3
Total Baths	1	1
Full Baths	1	1
Partial Baths	—	—
Living Area (sq ft)	1,344	1,344
Lot Size	1.4 acres	1 acre
Lot Dimensions	1.40 AC	—
Garage	—	Yes
Garage (spaces)	—	2
Year Built	1965	1969
Total Rooms	5	—
Roofing	—	Asphalt
Heating	Electric	Heat Pump-Elec Backup, Wood Burn Stove
Cooling	Yes	Central Air Conditioning, Heat Pump(S), Whole House Fan
Fireplaces	—	1
Basement	—	Full, Heated, Interior Access, Outside Entrance, Partially Finished, Sump Pump
Foundation	—	Block
Construction	—	Rock
Exterior Walls	Brick	—
Number of Stories	1	1

Listing Courtesy of Berkshire Hathaway HomeServices Homesale Realty



# 127 Rex Dr, Carlisle, PA 17015


**PENDING**

\* Pending as of 3/2/2018

List Price

**\$12,000**

List Date: 2/27/2018

Days in RPR: 7

## Home Facts

Property Type  
Property Subtype  
Bedrooms  
Total Baths  
Full Baths  
Partial Baths  
Living Area (sq ft)  
Lot Size  
Garage  
Year Built  
Total Rooms  
Heating  
Cooling  
Foundation  
Construction  
Exterior Walls  
Number of Stories

## Public Facts

Mobile/Manufactured  
Mobile home  
3  
2  
2  
—  
1,078  
—  
—  
1991  
6  
Forced air unit  
Yes  
Piers  
—  
Siding (Alum/Vinyl)  
1

## Listing Facts

Single Family Residence  
Manufactured Home  
3  
2  
2  
—  
1,078  
—  
Yes  
1991  
—  
Forced Air  
Central Air Conditioning  
Permanent  
Vinyl Siding  
—  
1

Listing Courtesy of Coldwell Banker Residential Brokerage-Camp Hill

# 6 Hawthorn Ct, Carlisle, PA 17015



Google

Map data ©2018 Google Terms of Use

**LEGEND:** ■ Subject Property 🏠 This Listing

**PENDING**

\* Pending as of 3/2/2018

**List Price**
**\$464,900**

List Date: 11/17/2017

Days in RPR: 109

**Current Estimated Value**
**\$463,110**

Last RVM® Update: 2/13/2018

RVM® Est. Range:

**\$421,431 – \$504,789**

RVM® Confidence:



↓ RVM® Change

Last 1 Month: **-\$1,790**

↑ RVM® Change

Last 12 Months: **50.54%**

Stunning ranch style home situated on 1.4 acres in a quiet neighborhood in Dickinson Twp. Impeccably maintained home with quality detail throughout. High volume ceilings, double crown molding and warm lighting. Spacious master suite, walk in ceramic tile shower, corner tub and walk in closet. Po...








**Home Facts**
**Public Facts**
**Listing Facts**

Property Type	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence
Bedrooms	4	6
Total Baths	3	4
Full Baths	3	4
Partial Baths	—	—
Living Area (sq ft)	3,079	3,079
Lot Size	1.44 acres	1.44 acres
Lot Dimensions	1.44 AC	—
Basement (sq ft)	—	2,000
Garage	—	Yes
Garage (spaces)	—	3
Year Built	2007	2007
Total Rooms	8	—
Roofing	—	Pitched, Shingle
Heating	Forced air unit	Forced Air, Propane
Cooling	Yes	Central Air Conditioning
Fireplaces	1	1
Basement	—	Interior Access, Partial, Full, Fully Finished, Heated, Improved, Outside Entrance, Walkout Stairs, Poured Concrete
Foundation	—	Passive Radon Mitigation
Construction	—	Combination, Dryvit, Vinyl Siding, Stone
Exterior Walls	Siding (Aum/Vinyl)	—
Number of Stories	1	3

Listing Courtesy of RE/MAX Realty Associates



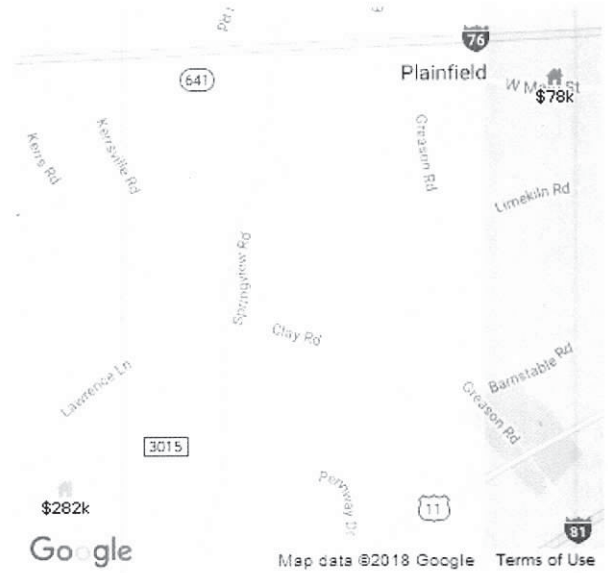
**Market Activity:  
Recently Sold**

	Photo not available	Photo not available			Photo not available
<b>Address</b>	16 Watson Dr Carlisle, PA 17015	107 E Main St Carlisle, PA 17015	493 Petersburg Rd Carlisle, PA 17015	2 Shea Ct Carlisle, PA 17015	1 Goldenrod Dr Carlisle, PA 17015
<b>Status</b>	 Subject Property	 Recently Sold	 Recently Sold	 Recently Sold	 Recently Sold
<b>Amount</b>	\$282,030 Est. Value	\$78,000 Sold Price	\$335,000 Sold Price	\$300,000 Sold Price	\$120,750 Sold Price
<b>List Price</b>	—	—	—	—	—
<b>Recording Date</b>	3/1/2005	2/14/2018	2/2/2018	2/1/2018	2/1/2018
<b>List/Sold Ratio</b>	—	—	—	—	—
<b>Days in RPR</b>	—	—	—	—	—
<b>Price Per Sq. Ft.</b>	\$131	\$86	\$218	\$97	\$63
<b>Bedrooms</b>	3	3	3	3	4
<b>Total Baths</b>	3	1	2	3	3
<b>Partial Baths</b>	1	—	1	1	—
<b>Total Rooms</b>	8	5	6	9	8
<b>Living Area</b>	2,160	912	1,540	3,093	1,920
<b>Lot Size</b>	1.54 acres	0.31 acres	9.71 acres	2.71 acres	0.43 acres
<b>Year Built</b>	2005	1961	1972	1996	1987
<b>Living Area Range (low)</b>	—	—	—	—	—
<b>Living Area Range (high)</b>	—	—	—	—	—
<b>Property Type</b>	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
<b>Property Subtype</b>	Single Family	Single Family	Single Family	Single Family	Single Family
<b>MLS ID</b>	—	—	—	—	—
<b>Listing Broker</b>	—	—	—	—	—
<b>Description</b>					

Highlighted fields were changed by agent to reflect knowledge of this property.



# 107 E Main St, Carlisle, PA 17015



LEGEND: Subject Property This Property

## RECENTLY SOLD

- Sold Date: 2/14/2018
- Public Record

Sold Price

**\$78,000**

Sold Date: 2/14/2018

Current Estimated Value

**\$114,000**

Last AVM Update: 2/13/2018

AVM Est. Range:

**\$64,980 - \$163,020**

AVM Confidence:



↓ AVM Change

Last 1 Month: **-\$16,000**

↑ AVM Change

Last 12 Months **28.08%**

## Home Facts

Property Type

Property Subtype

Bedrooms

Total Baths

Full Baths

Partial Baths

Living Area (sq ft)

Lot Size

Lot Dimensions

Year Built

Total Rooms

Heating

Cooling

Exterior Walls

Number of Stories

## Public Facts

**Single Family Residence**

**Single Family**

**3**

**1**

**1**

**-**

**912**

**0.31 acres**

**13504 SF**

**1961**

**5**

**Hot Water**

**None**

**Siding (Alum/Vinyl)**

**1**

## Listing Facts

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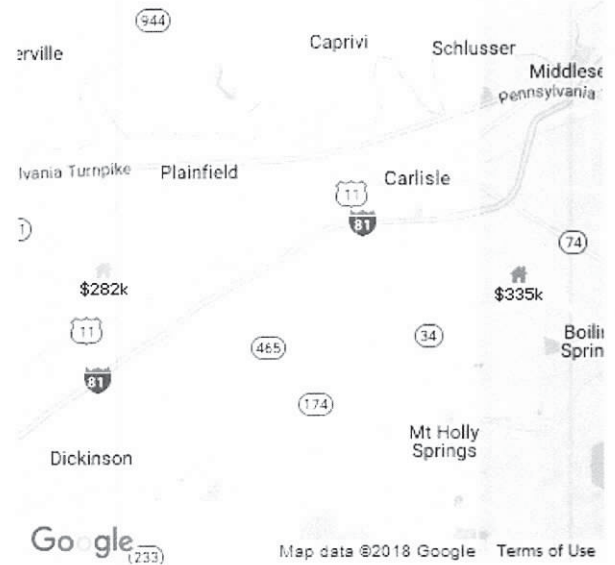
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# 493 Petersburg Rd, Carlisle, PA 17015



Google (733) Map data ©2018 Google Terms of Use

LEGEND: ★ Subject Property 🏠 This Property

**RECENTLY SOLD**

• Sold Date: 2/2/2018  
• Public Record

Sold Price

**\$335,000**

Sold Date: 2/2/2018

Current Estimated Value

**\$338,550**

Last RVM® Update: 2/13/2018

RVM® Est. Range:  
**\$321,623 – \$355,477**

RVM® Confidence:



↓ RVM® Change  
Last 1 Month: **-\$1,690**

↑ RVM® Change  
Last 12 Months: **-**

## Home Facts

Property Type

Property Subtype

Bedrooms

Total Baths

Full Baths

Partial Baths

Living Area (sq ft)

Lot Size

Lot Dimensions

Year Built

Total Rooms

Heating

Cooling

Fireplaces

Exterior Walls

Number of Stories

## Public Facts

**Single Family Residence**

**Single Family**

**3**

**2**

**1**

**1**

**1,540**

**9.71 acres**

**9.71 AC**

**1972**

**6**

**Forced air unit**

**Yes**

**1**

**Brick**

**1**

## Listing Facts

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# 2 Shea Ct, Carlisle, PA 17015


**RECENTLY SOLD**

• Sold Date: 2/1/2018  
• Public Record

Sold Price

**\$300,000**

Sold Date: 2/1/2018

Current Estimated Value

**\$324,270**

Last RVM® Update: 2/13/2018

RVM® Est. Range:

**\$308,057 – \$340,483**

RVM® Confidence:

★★★★★

↓ RVM® Change

Last 1 Month: **-\$610**

↓ RVM® Change

Last 12 Months: **-8.37%**

**Home Facts**

Property Type

Property Subtype

Bedrooms

Total Baths

Full Baths

Partial Baths

Living Area (sq ft)

Lot Size

Lot Dimensions

Year Built

Total Rooms

Heating

Cooling

Foundation

Exterior Walls

Number of Stories

**Public Facts**

**Single Family Residence**

**Single Family**

**3**

**3**

**2**

**1**

**3,093**

**2.71 acres**

**2.71 AC**

**1996**

**9**

**Forced air unit**

**Yes**

**Slab**

**Siding (Alum/Vinyl)**

**2**

**Listing Facts**

LEGEND: ■ Subject Property ■ This Property

# 1 Goldenrod Dr, Carlisle, PA 17015



LEGEND: Subject Property This Property

**RECENTLY SOLD**

• Sold Date: 2/1/2018  
• Public Record

Sold Price

**\$120,750**

Sold Date: 2/1/2018

Current Estimated Value

**\$196,990**

Last RVM® Update: 2/13/2018

RVM® Est. Range:

**\$187,141 – \$206,839**

RVM® Confidence:

★★★★★

↓ RVM® Change

Last 1 Month: **-\$27,070**

↓ RVM® Change

Last 12 Months: **-5.84%**

## Home Facts

Property Type

Property Subtype

Bedrooms

Total Baths

Full Baths

Partial Baths

Living Area (sq ft)

Lot Size

Lot Dimensions

Year Built

Total Rooms

Heating

Cooling

Fireplaces

Foundation

Exterior Walls

Number of Stories

## Public Facts

**Single Family Residence**

**Single Family**

**4**

**3**

**3**

**-**

**1,920**

**0.43 acres**

**18731 SF**

**1987**

**8**

**Forced air unit**

**Yes**

**1**

**Slab**

**Siding (Alum/Vinyl)**

**Split Level**

## Listing Facts

**-**

**-**

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## Recommended Pricing Strategy

This chart compares the high, low and median price of homes in various listing statuses in the subject property's ZIP code to help determine the asking price for the subject property. The prices of the User Selected Comps are sold prices where available.

	Market Activity For Sale Listings	Market Activity Distressed	Market Activity Expired Listings	Market Activity Pending Sales	Market Activity Sold
<b>Lowest Price</b>	\$249,900	\$211,620	\$250,990	\$12,000	\$78,000
<b>Median Price</b>	\$346,500	\$254,500	\$402,495	\$230,000	\$210,375
<b>Highest Price</b>	\$359,000	\$374,900	\$599,000	\$464,900	\$335,000
<b>Median Price Per Sq. Ft.</b>	\$144	\$119	\$148	\$138	\$91
<b>Median Days in RPR</b>	3.5	19	201	58	—

## Sold Price Comparison

This section compares prices for properties in the subject property's ZIP code with a similar number of beds and baths, sold within the past 90 days.

	Sold Price	Price Per Sq. Ft.
<b>Lowest Price</b>	\$159,900	\$109
<b>Median Price</b>	\$249,900	\$113
<b>High Price</b>	\$350,000	\$139

## Sellers

_____ Signature	_____ Date
_____ Signature	_____ Date

## Broker / Agent

_____ Signature	_____ Date
--------------------	---------------

**PHIL HAYSLETT**

Right Move Realty, LLC  
Office Ph: (717) 243-6683  
Ph: (717) 440-4421



747 Appalachian Avenue, Carlisle, PA 17013

Closed

Residential

\$281,296



MLS #: 1003245199  
Tax ID #: 29-05-0427-200-L23  
Ownership Interest: Other  
Association: HOA  
Level: Two  
Type: Single Family Residence

Beds: 3  
Baths: 2 / 1  
Above Grade Fin SQFT: 2,051  
Price / Sq Ft: 137.15  
Year Built: 2017  
New Construct: Yes  
Architectural Style: Traditional  
Central Air: Yes  
Basement: Yes

**Location**

County: Cumberland, PA  
Municipality: North Middleton  
MLS Area: North Middleton Twp - Cumberland County (14429)  
Subdivision Name: Mountain View Estates

School District: Carlisle Area  
High School: Carlisle Area

**Association / Community Info**

HOA: Yes  
HOA Fee: \$180 / Annually

**Taxes and Assessment**

Total Taxes / Year: \$4,725 / 2017  
Zoning Description: Residential

**Rooms**

Upper Level 1:	Bedroom:	Full Baths:	2
	Bedroom:		
	Master Bedroom:		
Main Level:	Bedroom:	Half Baths:	1
	Den:		
Unspecified:	Other:		
	Other:		
	Other:		
	Laundry:		
	Kitchen:		
	Dining Room:		



Bedroom:  
Bedroom:

## Building Info

Builder Name:	Firefly Homes
Building Level Count:	Two
Above Grade Fin SQFT:	2,051
Basement Type:	Full

Property Attached:	No
Construction Materials:	Stick Built, Stone, Vinyl Siding
Roof:	Composite

## Lot

Lot Acres / SQFT: 0.44a / Owner

## Interior Features

Interior Features: Dining Area, Kitchen - Country, No Fireplace, Smoke Detector

## Exterior Features

Exterior Features: Other Structures: Above Grade

## Parking

Parking: Attached

## Utilities

Utilities: Central A/C, Electric Service: 220 Volts, Heating: Forced Air, Heating Fuel: Natural Gas, Water Source: Public

## Remarks

Agent: None

Public: Firefly Homes, a proud member of the Berks Homes family, is now building at Mountain View Estates with homes from the \$240s. You'll enjoy beautiful views of the mountains right from your home, while enjoying spacious homesites as well. Now is the time to plan for a Spring move! Contact us to learn more about homes available or visit our model in the community. (Photos of similar home showing some upgrades)

Listing Office

Listing Agent: DAWN LINKE (Lic# RS305973) (484) 599-1136  
 Listing Agent Email: dawn.linke@cbhomes.com  
 Listing Office: Coldwell Banker Residential Brokerage (GAUG4BR2) (Lic# RB067036)

DAVID KRIEGER, BROKER Lic# RM423630 5050 Linglestown Rd, Harrisburg, PA 17112			
Office Phone:	(717) 652-6015	Office Fax:	(717) 652-8047
Designated Represent.:	No		

## Showing

Showing Requirements: See Remarks

Lock Box Type: None

Directions: Rt 11 (carlisle Pike to Harrisburg Pike) Turn onto Cavalry Rd continue to end. Right onto Spring Rd (rt34 N) continue to soft Left onto Cranes Gap (@ Turkey Hill) follow for about 1.5 mile and left into community on Appalachian

## Compensation

Buyer Agency Comp:	2.5%%	Sub Agency Comp:	0
		Dual/Var Comm:	No

### Listing Details

Original Price:	\$281,296	Owner Name:	Firefly Homes
Listing Agrmnt Type:	Exclusive Right To Sell	DOM / CDOM:	1 / 1
Dual Agency:	No	Original MLS Name:	GHAR
Sale Type:	Standard	Off Market Date:	10/09/17
Original MLS Number:	10308632	Home Warranty:	Yes
Listing Agreement Dt:	10/06/2017	Federal Flood Zone:	No
Listing Entry Date:	10/06/2017		
Acceptable Financing:	Cash, Conventional, FHA, VA		

Sale/Lease Contract

Buyer's Agent: DAWN LINKE Lic# RS305973 (484) 599-1136  
Buyer's Agent Email: dawn.linke@cbhomes.com  
Buyer's Office: Coldwell Banker Residential Brokerage (GAUG4BR2)  
DAVID KRIEGER, BROKER Lic# RM423630  
5050 Linglestown Rd. Harrisburg, PA 17112

Office Phone:	(717) 652-6015	Office Fax:	(717) 652-8047
Concessions:	Yes	Concessions Amount:	\$12,200
Agreement of Sale Dt:	10/06/17	Close Date:	10/06/17
		Close Price:	\$281,296

3/6/2018

Matrix

Buyer Financing:

FHA

Last List Price:

\$281,296.00

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Property Attached:	No
Construction Materials:	Brick, Frame, Vinyl Siding
Roof:	Asphalt, Fiberglass

Road:	Boro/Township, City/County
Lot Features:	Level



3/6/2018

Matrix

Concessions: Yes  
Agreement of Sale Dt: 08/13/17  
  
Buyer Financing: Conventional

Concessions Amount: \$5,000  
Close Date: 09/14/17  
Close Price: \$268,000  
Last List Price: \$274,900.00

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